

# \$229,900 - 4630 17 Avenue, Edmonton

MLS® #E4438261

**\$229,900**

2 Bedroom, 1.50 Bathroom, 829 sqft  
Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

PRIME LOCATION FOR this beautiful  
END-UNIT BI-LEVEL TOWNHOUSE STYLE  
CONDO! Nestled in a PARK-LIKE community.  
VAULTED CEILINGS and GLEAMING  
FLOORS welcome you into a spacious,  
light-filled living area where patio doors open  
onto a private deck, perfect for relaxing or  
entertaining. The large kitchen offers ample  
space for cooking and gathering. Upstairs  
features a BRIGHT BONUS ROOM WITH A  
SKYLIGHT, while the fully finished basement  
hosts two cozy bedrooms, the main bathroom  
with A LUXURIOUS JACUZZI TUB, and  
convenient laundry facilities. With easy access  
to the Henday and schools, shopping, and  
playgrounds just minutes away, this home  
combines charm and practicality in a wonderful  
location with an attached garage too.

Built in 1991

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438261  |
| Price          | \$229,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 829       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1991              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | Bi-Level          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4630 17 Avenue  |
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0H1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Tennis Courts          |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Corner Lot, Fenced, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 29        |
| Condo Fee      | \$408          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 4:47am MDT